

A historical black and white photograph of a busy street scene in Leduc, Alberta, overlaid with a dark purple semi-transparent filter. The image shows several buildings with signs, including "FARMERS TRADING STORE", "BLUE RIBBON PRODUCTS Are Better! PLANET Tea", "FARM & SUPPLIES & TRADING LTD.", and "UNION CAFE". There are people walking, a horse-drawn carriage, and early 20th-century automobiles.

Welcome to the Public Open House

Final Engagement Phase

URBAN CENTRE REDEVELOPMENT PLAN

Planning for the future of Leduc's Urban Centre.

What is the Urban Centre Redevelopment Plan (UCRP)?

This project will bring new life to the community and outline the revitalization of our Urban Centre.

The UCRP is a statutory land use plan that guides the redevelopment of the Urban Centre, as part of the 2020 Municipal Development Plan commitment. The plan will guide the vision for urban design, character, infrastructure upgrading, and capital improvements.

Today's Open House is a continuation of the important engagement process that began in 2023.

WINTER 2022 –
SUMMER 2023



Visioning Phase

Baseline understanding of community conditions and plan vision

FALL 2023 –
FALL 2024



Planning Phase

Draft vision and guiding principles

WE ARE HERE

WINTER 2024 –
SPRING 2025



Confirming Phase

Final draft plan, legislated plan referrals, and City Council Public Hearing



Your input is key to the development of this plan



PHASE 1: VISIONING

Objectives: Increase awareness, gather insights, identify opportunities, explore a vision

2023 Community Engagement Outcomes:

- + Residents wished for more amenities like restaurants, an event space, arts and cultural spaces, more activities and a permanent farmers market location.
- + More mixed-use housing and opportunities to age in place.
- + A desire to preserve the City's heritage and existing charm.
- + Better pedestrian connectivity, walkability and safety.
- + Building improvements are needed to old or abandoned spaces.
- + Desire solutions for homelessness.

Top five priorities included: Transportation and Transit, Public Art and Culture, Support for Local Businesses, Diversity of Daily Goods and Services and Housing Affordability.



PHASE 2: PLANNING

Objectives: Confirm vision to create policies, identify and evaluate feedback, gather input on draft plan, ensure future opportunities

2024 community engagement outcomes:

- + Most respondents believed the draft vision statement correctly reflects their desires for the future of the Urban Centre.
- + Guiding principles for redevelopment were ranked in priority.
- + Redevelopment policies should consider historical preservation or recognize history in the area.
- + The majority agreed with a plan that supports moderate growth with a diverse housing mix.
- + Explore policies that will support the desire for diverse businesses, art & culture and entertainment hubs.
- + Multi-functional parks and plazas to ensure diverse and equitable enjoyment for recreation and public amenities.

Approach & Guiding Principles

Building on the Area Redevelopment Plan and community input, the preparation of the UCRP has been led by the refined guiding principles:

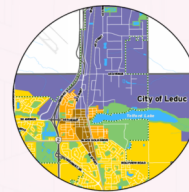
- + Recognize and strengthen history, culture, and sense of place.
- + Enable efficient use of land and existing infrastructure to contribute to the financial sustainability of the urban centre.
- + Enhance transportation options and improve connectivity to and through the plan area.
- + Diversify housing options to increase the residential population and support housing accessibility.
- + Attract, support, and promote the businesses, services, and uses that activate the streets and public realm.
- + Provide opportunities for people of all ages and abilities to visit and enjoy public spaces year-round.

VISION STATEMENT

“Leduc’s Urban Centre is an accessible, safe, and inclusive space. It offers diverse housing and business opportunities, celebrates local heritage, gathering spaces, and provides access to natural, cultural, and recreational amenities. Showcasing high quality urban design and multi-modal transportation connections, the Urban Centre welcomes residents and visitors to experience this vibrant locale that is designed for all.”

WHAT IS AN AREA REDEVELOPMENT PLAN?

Area Redevelopment Plans (ARPs) are statutory plans used to guide the redevelopment of previously developed areas. The Urban Centre Redevelopment Plan is Leduc’s first ARP.



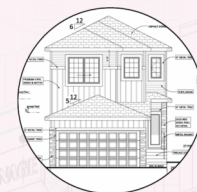
Municipal
Development Plan



Area Structure and
Area Redevelopment
Plans



Zoning and
Subdivision

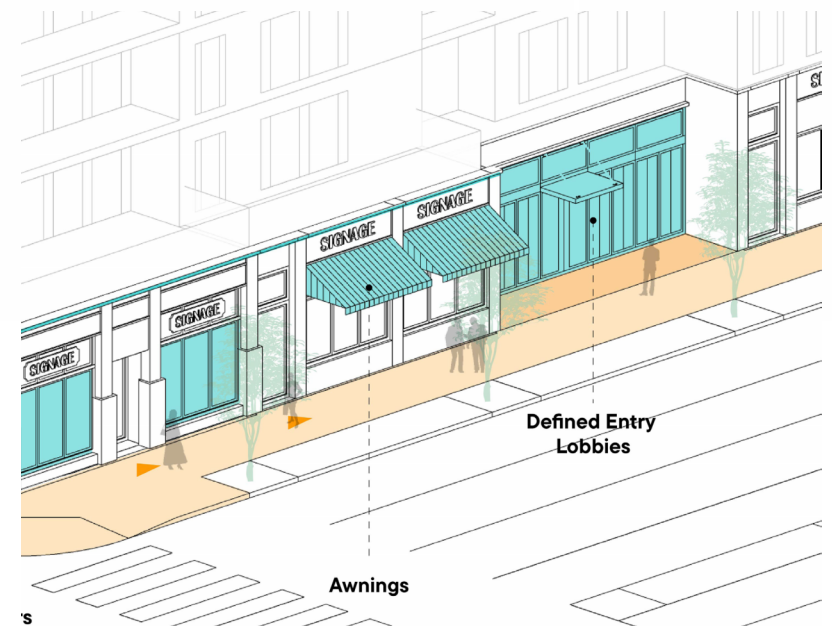


Development
and Building
Permits

Vision meets Urban Design

Urban design strategy and guidelines to create a compact, vibrant and livable urban centre include:

- + **Connect and engage the public realm:** Buildings and streets are to be designed to create an enjoyable and engaging experience walking in the Urban Centre.
- + **Enhance the character of downtown:** Unique signage, design elements, landscaping, and building treatments are to be used to reinforce the identity of the Urban Centre.
- + **Resilient and adaptable design:** Create an Urban Centre that is prepared to adapt to future innovations and shifts in mobility choices and public needs.
- + **Designing streets for people:** Design of streets, sidewalks, and public spaces to consider access for all users, all year.



Growth & Character Areas

The growth concept for the Urban Centre identifies unique character areas, combined with gateways and a prominent amenity network, to create a distinct sense of place and identity.

Character Areas:

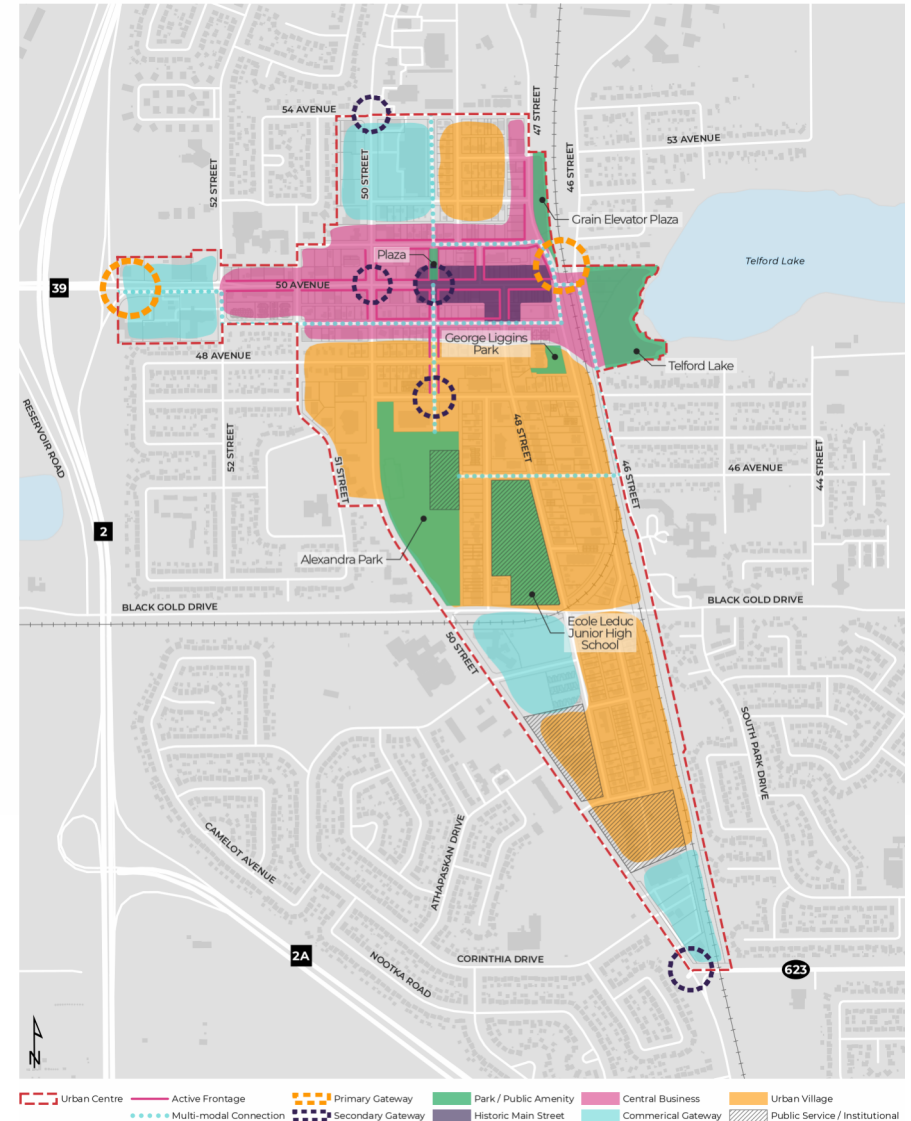
- + **Historic Main Street (purple):** Retain historic buildings and sites that reinforce the character of a commercial and retail main street with a comfortable pedestrian experience and spaces to gather.
- + **Central Business District (pink):** This area is characterized by street-oriented commercial development with a mix of residential and office uses above the ground floor.
- + **Urban Village (orange):** A dynamic and diverse residential area that incorporates varied built forms from existing single-detached homes to apartment buildings, with complementary commercial and institutional uses.
- + **Commercial Gateway (blue):** This designation is to provide for commercial uses with the opportunity for mixed-use and residential development, with special consideration for the redevelopment of large sites.

What is a Gateway?

Gateways require additional urban design consideration, including signage, public art features, enhanced building design, and the opportunity for plazas to enhance the public realm and sense of place.

How will a sense of community be encouraged?

Where active frontages are indicated, buildings are required to provide commercial and/or residential uses that interact with the street including front doors facing the sidewalks, increased windows, enhanced architectural treatment, and amenity areas.

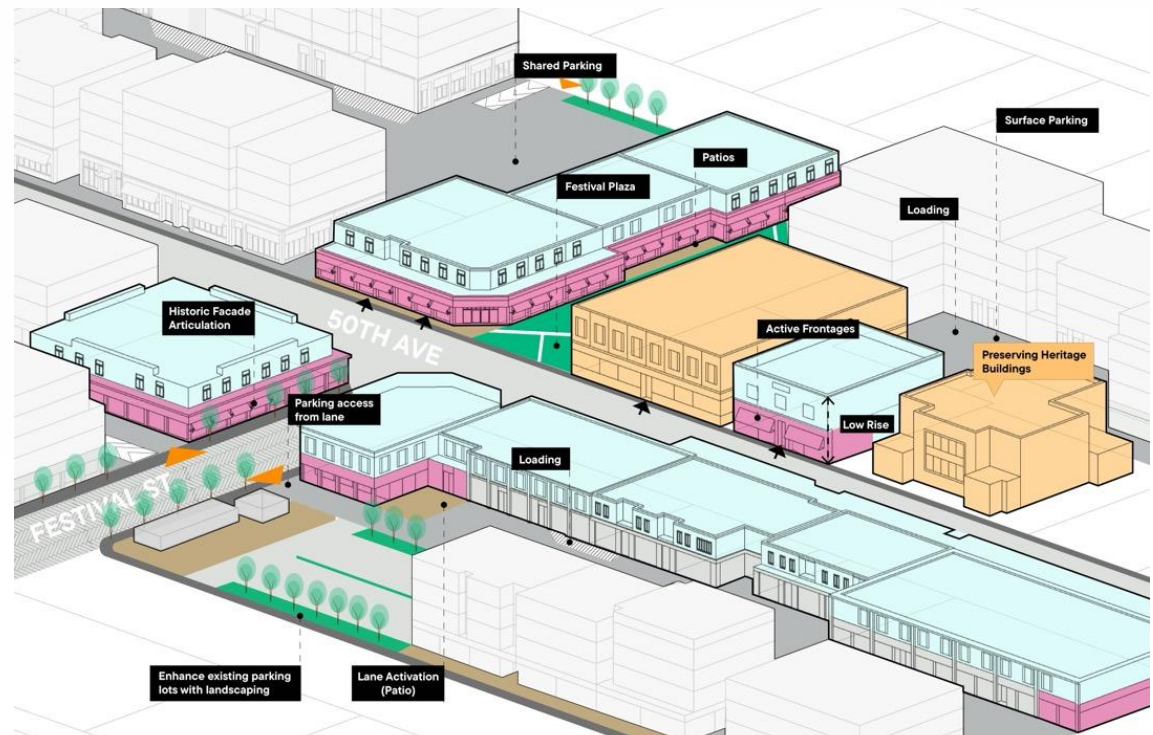


Economic Development

Leduc's Central Business District is a dynamic hub that balances heritage and modern growth. Anchored by a historic Main Street that reflects the city's deep-rooted sense of community, the Central Business District supports an environment for retail, office space, and tourism.

The UCRP includes policies to prioritize the economic development of the Urban Centre to:

- ✦ Strengthen the role of the Central Business District as the centre of commerce and business activity in the city.
- ✦ Actively promote and support office and retail growth, taking advantage of its many unique characteristics as a concentrated, diverse, urban office-retail centre.
- ✦ Strengthen programs to foster and enhance tourism opportunities and improve the overall appearance of the Central Business District.



Urban Structure at a Glance

Well-planned networks support growth and redevelopment in the Urban Centre. As the city grows, network connections become even more important.

The networks are considered in various systems:

- + Street Typologies: establish form and function of each public street within the plan area.
- + Mobility Network: how people move to and through the Urban Centre.
- + Amenity Network: the collective multiways, festival street, plazas and parks that provide spaces to enjoy and connect.
- + Infrastructure & Environment: how development is serviced and supported, now and for the future.



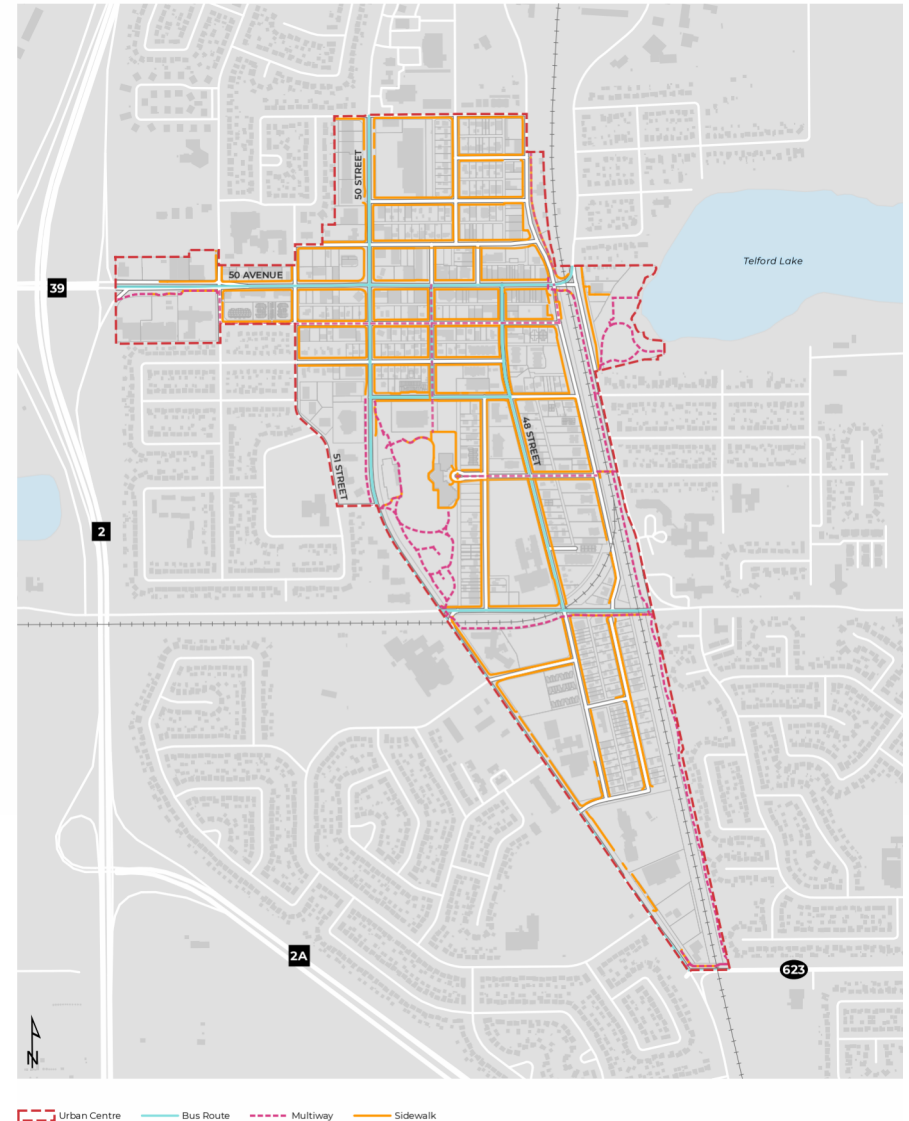
Mobility Network

The mobility network goes beyond the street typologies to consider how to support connected and continuous movement within the plan area.

This includes essential pedestrian traffic that will support businesses in the Central Business District, as well as cycling and transit.

Supporting the mobility network includes the effective provision of parking, considering the appropriate location and design to achieve the vision for the plan area.

- + **Pedestrian Network:** Creating a continuous and accessible network of sidewalks and multiway on all streets in the plan area.
- + **Active Transportation Network:** Connecting multiway with public amenities to give users more choices in how they get to destinations in the Urban Centre.
- + **Transit Network:** Expanding transit service and amenities as growth and development occur.
- + **Parking Network:** Prioritizing convenient parking options while considering improved relationship to the street and preferred parking locations.



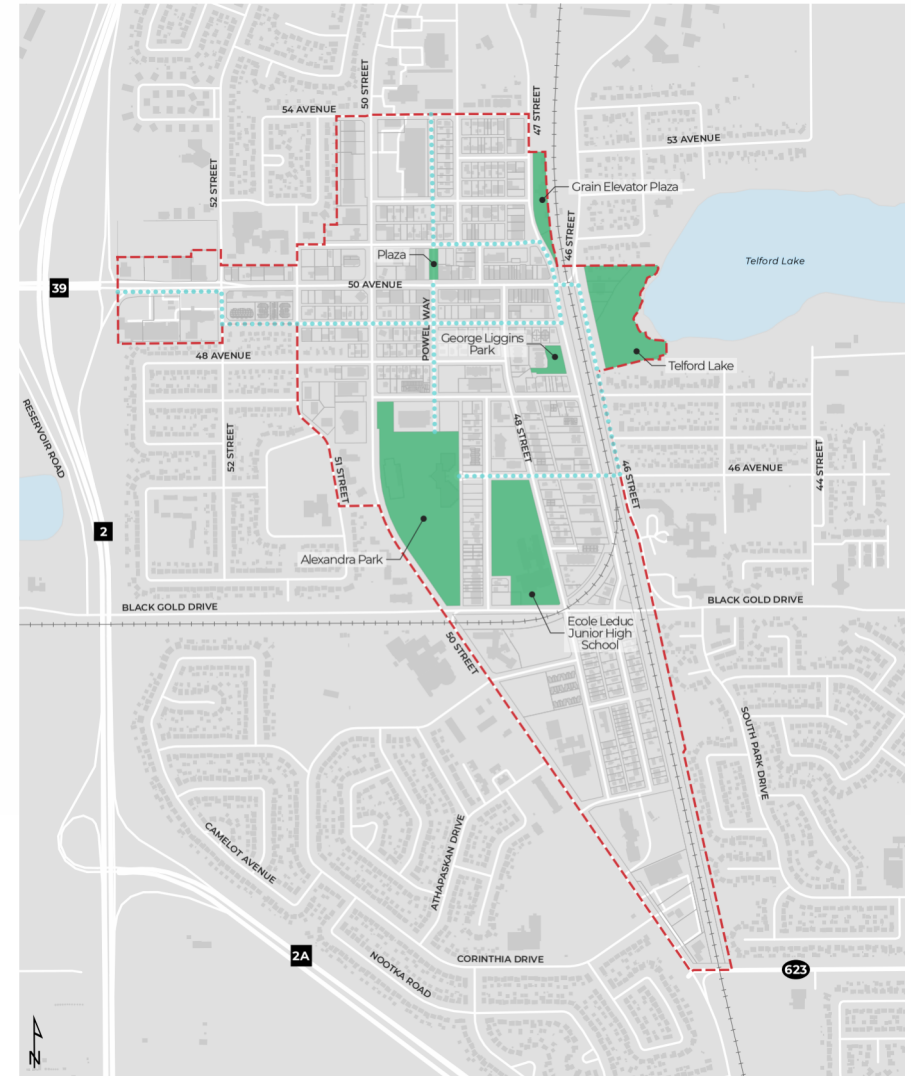
Urban Amenity Network

Public open spaces and amenities contribute to a lively and inviting place for people to visit and gather.

These spaces should support the development of increased residential density as well as the Urban Centre's role as the primary gathering place and event space for the city.

★ Place a star beside the urban amenity you're most excited about. ★

- + **49 Street Promenade:** Connecting the City Hall, the Library and Alexandra Park north to 51 Avenue, and potentially beyond to 54 Avenue, the 49 Street corridor is envisioned as a vibrant, pedestrian-friendly corridor will connect key destinations in the Urban Centre. Future plans will limit vehicle traffic to create comfortable and programmable amenity areas that provide space for community events like festivals and markets.
- + **Grain Elevator Plaza:** Surrounding the historic Grain Elevator on 47 Street, this plaza will create a welcoming, multifunctional space. The site's proximity to rail limits developments and requires careful safety planning. Community gardens could utilize the existing space for neighbourhood residents, or creating public parking at this location can reduce traffic on Main Street, encouraging walking, and provide convenient visitor access. The parking lot can be used for events and food trucks to support tourism.
- + **Telford House Expansion:** The new Telford House will be a vibrant, multi-use facility designed to maximize public enjoyment of Telford Lake while fostering community connections. Telford House will serve as a hub for the community, blending recreation, culture, and leisure. Its proximity to Telford Lake will offer enhanced lake access for activities and relaxation, while the expanded facility will provide flexible indoor and outdoor spaces for all ages to enjoy year-round. Partnerships with arts and culture organizations will bring creative programming, while opportunities for restaurants, bars, hotels, and cafés will create lively social spaces with scenic views of the lake. This redevelopment will breathe new life into the area, making Telford House a cornerstone of community engagement and lakefront enjoyment.

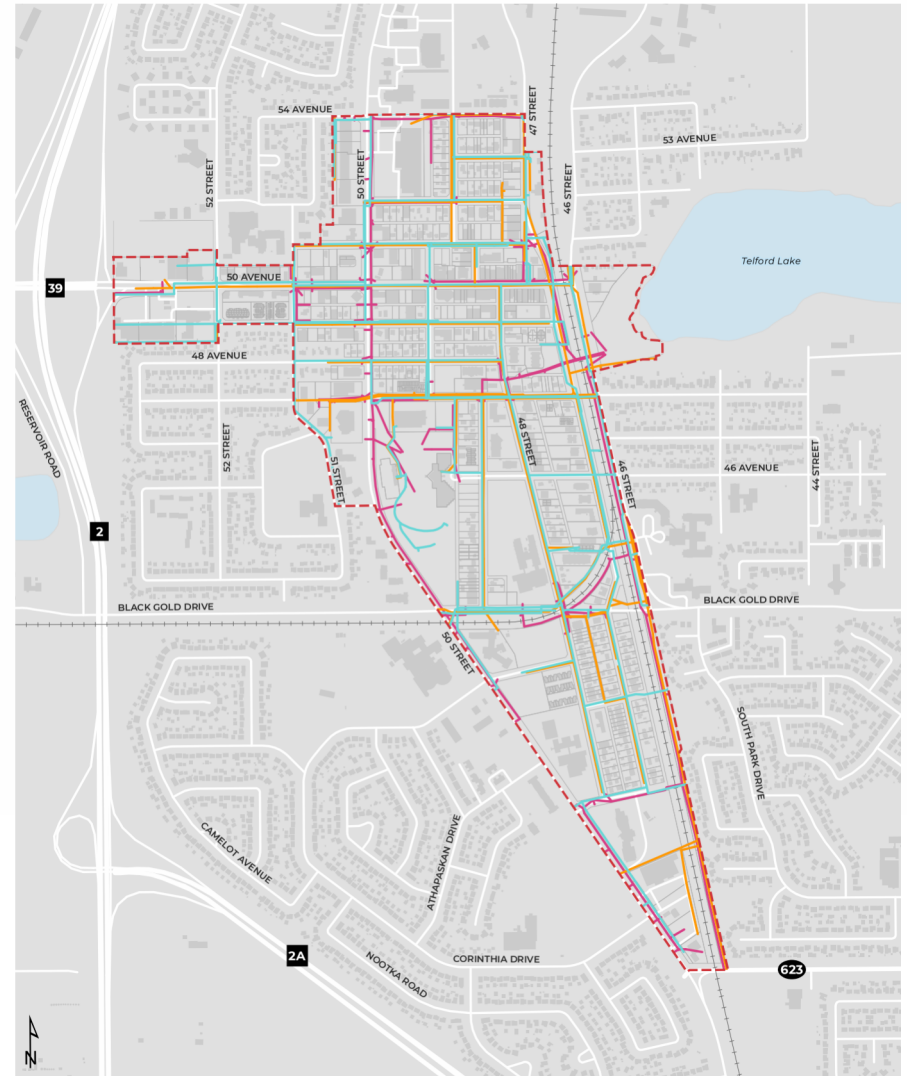


Infrastructure & Environment

Long-term success and sustainability are rooted in a thoughtful balance between environmental stewardship and modern infrastructure.

The future of the city's core and the relationship between the built environment and the natural ecosystem must be nurtured to create a vibrant, resilient, and adaptable urban landscape.

- + **Infrastructure and Servicing:** ensure development is serviced efficiently and encourage use of technology that reduces the impact of development.
- + **Climate Resilience:** encourage retention of existing trees and planting of new trees, support increased development density for redevelopment sites, and encourage retrofits and renovations of existing buildings.
- + **Urban Agriculture:** Promote food production that is complimentary to commercial and residential character of the area, integrate community gardens and edible landscaping into public spaces, and support green roofs and rooftop gardens.



Urban Centre Sanitary Main Storm Main Water Main

Implementation

Building on the foundation of history, culture and sense of place, the UCRP provides a roadmap to realize the community vision for a vibrant and livable downtown where businesses thrive.

The Implementation Plan is organized according to four key Pillars: Connectivity, Opportunity, Placemaking, and Prosperity.

Within the key pillars, implementation actions were defined and prioritized to have the most strategic impact to set redevelopment in motion.

The top priorities are:



Connectivity

- + **Streetscape Improvement Strategy:** Develop a phased streetscape implementation strategy to focus improvement on key connections and align with capital funding projects.
- + **Implement Priority Streetscape Improvements:** Redevelop 49th Festival Street, 49 Avenue and 51 Avenue in alignment with the UCRP.
- + **Alleyway Paving Strategy:** Establish a strategy to fund and implement alleyway renewal programs.



Opportunity

- + **Zoning Bylaw Update:** Develop and adopt a zoning bylaw that implements the vision of the UCRP, encouraging diverse built forms and appropriate infill.



Placemaking

- + **Street Closure Pilot Program:** Develop pilot street closure initiative for 49th Festival Street, including gathering feedback and scheduling programming.

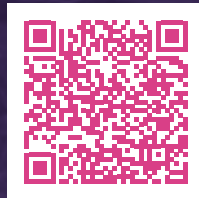


Prosperity

- + **Explore Opportunity to Establish Local Business Improvement Area:** Gather feedback from local businesses and explore sources of funding.

**Thank you for participating in
helping redefine our Urban Centre.**

Want to learn more or get involved?
Scan the QR code to visit the UCRP project website.



Reach out to the project team at ARP@Leduc.ca

